

1.667-ACRE LOT
DEVELOPMENT OPPORTUNITY

FOR SALE

5649 Arapahoe Ave, Boulder, CO 80303

PROPERTY HIGHLIGHTS

Rare opportunity to acquire 1.667 acres of developable land in central Boulder, priced below market. With excellent frontage along the high-traffic Arapahoe Corridor, this tree-lined parcel offers prime redevelopment potential at exceptional value. Offered at \$25.48/SF based on land only. There are 2 buildings on the site that could potentially be renovated.

Site Size	1.667 Acres
Building Size	13,100 SF in 2 bldgs
Sale Price	\$1,850,000
Availability	Immediately
Zoning	IG- City of Boulder

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FOR MORE INFORMATION



Central
Location



High Traffic



Monument
Signage



Near Bike Path



Near Bus



Near Coffee Shop

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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

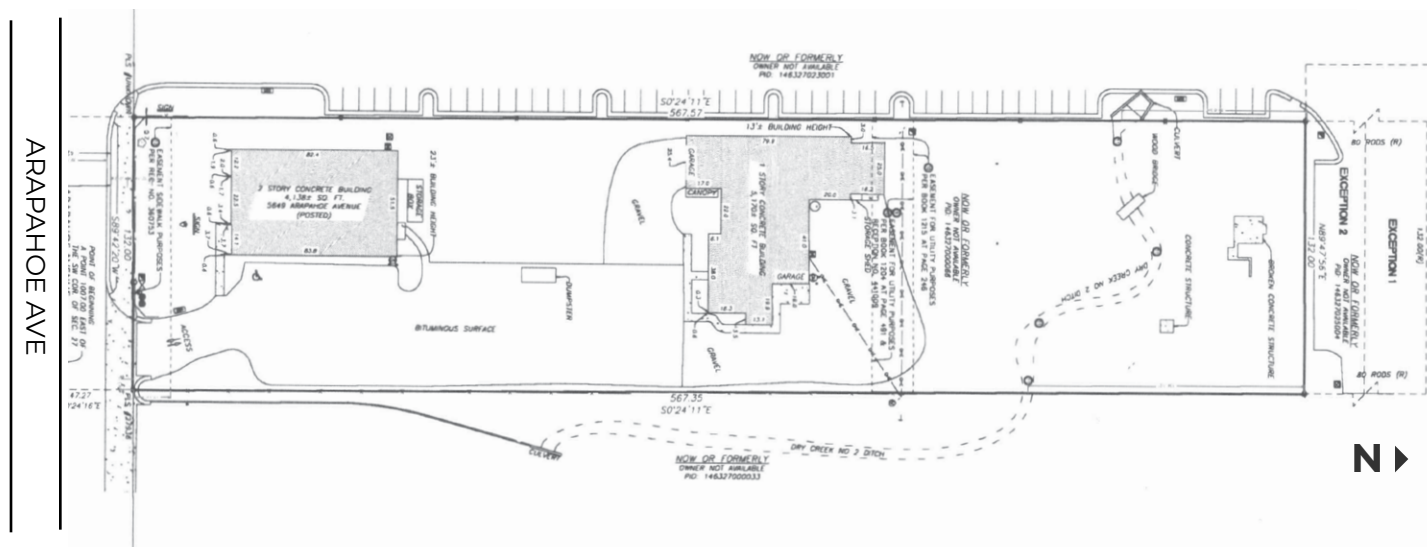
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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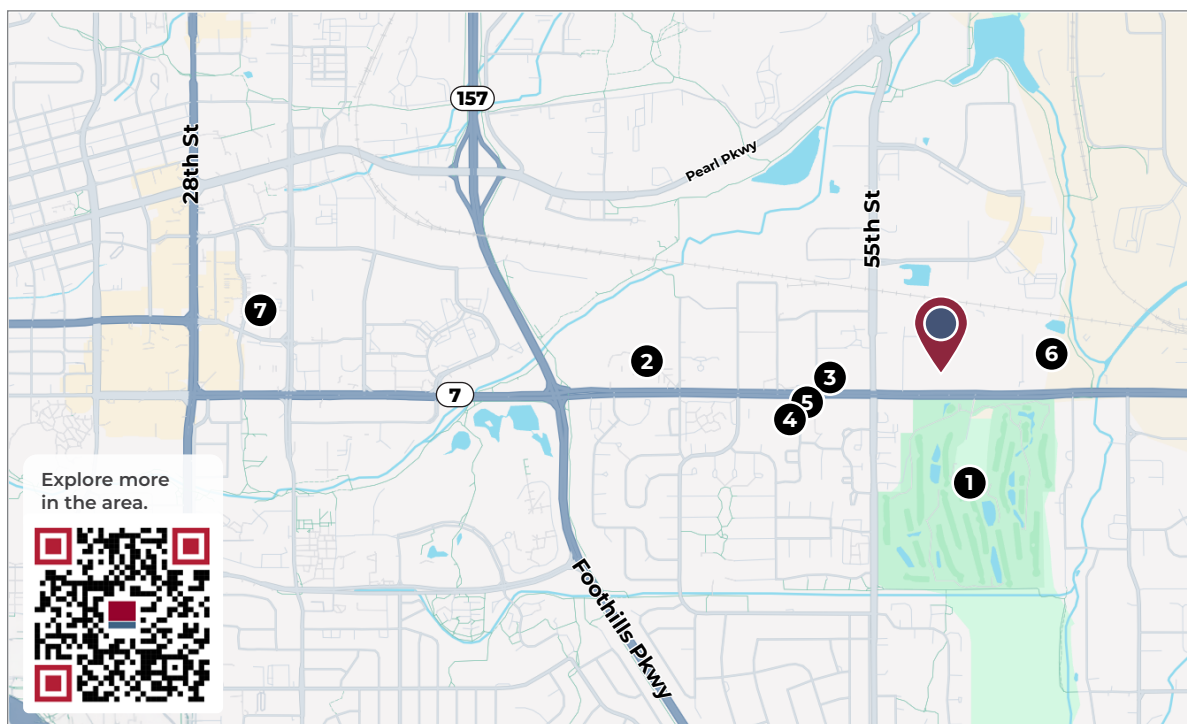
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SITE SURVEY



PROPERTY LOCATION

 5649 ARAPAHOE AVE,
BOULDER, CO 80303



- 1 Flatiron Golf Course
- 2 Foothills Hospital
- 3 Blackbelly
- 4 OZO
- 5 Snarfs
- 6 Weathervane Apartments
- 7 Twenty Ninth Street Mall

Explore more
in the area.



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